



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

RESULTS OF MERRIMACK PLANNING BOARD

Tuesday, July 23, 2013

Matthew Thornton Meeting Room, West Wing, Second Floor (Former Courtroom)

7:30 p.m.

Planning Board members present: Alastair Millns, Tom Koenig, Michael Redding, Stanley Bonislowski, and Desirea Falt.

Planning Board members absent: Robert Best, Lynn Christensen, and Alternates Nelson Disco and Matthew Passalacqua.

Community Development staff: Community Development Director Tim Thompson and Recording Secretary Zina Jordan.

1. Call to Order.

Alastair Millns called the meeting to order at 7:30 p.m.

2. Planning & Zoning Administrator's Report.

Discussion only.

3. Northview Homes & Development, Inc. (applicant) and Raymond A. Cota and David R. & Dorothy E. Cota (owners) – Pre-Submission Hearing to discuss a proposed consolidation and re-subdivision of five residential lots into a 13-lot residential cluster subdivision. The parcels are located at 14 & 16 Pearson Road within the R (Residential) District. Tax Map 6D, Lots 046, 047, 047-2, 047-3, & 047-4.

Applicant was represented by: Attorney Greg Michael, Bernstein Shur; and John Tenhave, Northview Homes.

Public comment was received from: David Batt, 2 Woodhaven Circle; Douglas Botham, 9 Brenda Lane; and Darcy LaBrosse, 6 Woodhaven Circle.

4. Keach-Nordstrom Associates, Inc. (applicant) and Valleyview Revocable Trust, Carol Maggio, Trustee (owner) – Review for Acceptance and consideration of Final Approval of an application proposing to subdivide one lot into two single-family residential lots located at 15 Valleyview Drive in the R (Residential) District. Tax Map 5C, Lot 142.

Applicant was represented by: Pete Julia, Project Manager, Keach-Nordstrom Associates, Inc.

The Board voted 5-0-0 to accept the application for review, on a motion made by Stanley Bonislowski and seconded by Michael Redding.

The Board voted 5-0-0 to waive the requirements of Section 4.05(f) - Sidewalks - on a motion made by Stanley Bonislowski and seconded by Desirea Falt.

Public comment was received from: Steve Amick, 11 Valleyview Drive.

The Board voted 3-2-0 to grant final approval, with conditions, on a motion made by Michael Redding and seconded by Desirea Falt. Tom Koenig and Stanley Bonislowski voted in the negative.

5. Discussion/possible action regarding other items of concern.

Discussion only.

6. Approval of Minutes

None.

7. Adjourn.

The meeting adjourned at 10:05 p.m., by a vote on 5-0-0, on a motion made by Michael Redding and seconded by Desirea Falt.